138.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	952,900 / 952,900
					USE VALUE:	952,900 / 952,900
					ASSESSED:	952,900 / 952,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE BRUCE P & CINDY T
Owner 2:	
Owner 3:	
Street 1:	78 HILLSDALE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .178 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Brick Veneer Exterior and 1926 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7738.000	366,000		586,900	952,900
Total Card	0.178	366,000		586,900	952,900
Total Parcel	0.178	366,000		586,900	952,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 494.82 | /Parcel: 494.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

88719

GIS Ref

GIS Ref

Insp Date

11/15/08

!10693!

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	366,000	0	7,738.	586,900	952,900		Year end	12/23/2021
2021	101	FV	344,100	0	7,738.	586,900	931,000		Year End Roll	12/10/2020
2020	101	FV	343,800	0	7,738.	586,900	930,700	930,700	Year End Roll	12/18/2019
2019	101	FV	298,600	0	7,738.	619,500	918,100	918,100	Year End Roll	1/3/2019
2018	101	FV	298,600	0	7,738.	456,500	755,100	755,100	Year End Roll	12/20/2017
2017	101	FV	298,600	0	7,738.	436,900	735,500	735,500	Year End Roll	1/3/2017
2016	101	FV	298,600	0	7,738.	404,300	702,900	702,900	Year End	1/4/2016
2015	101	FV	264,600	0	7,738.	339,100	603,700	603,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:12:08

LAST REV

Date	Time
06/17/16	09:29:38
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10693

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELAY AGNES	29145-502		9/28/1998		260,000	No	No	Y	

USER DEFINED

Prior Id # 1:	88719
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2015	702	Dormers	16,000					Construct a 26` sh

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2015	Permit Insp	PC	PHIL C
11/15/2008	Meas/Inspect	197	PATRIOT
12/1/1999	Mailer Sent		
11/10/1999	Measured	263	PATRIOT
7/13/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7738		Sq. Ft.	Site		0	90.	0.84	10									586,929						586,900	

Total AC/HA:	0.17764	Total SF/SM:	7738	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	586,929	Spl Credit		Total:	586,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.26837444
Const Adj.:	1.06099999
Adj $ / SQ:	181.676
Other Features:	80500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	497350
Depreciation:	131300
Depreciated Total:	366049

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

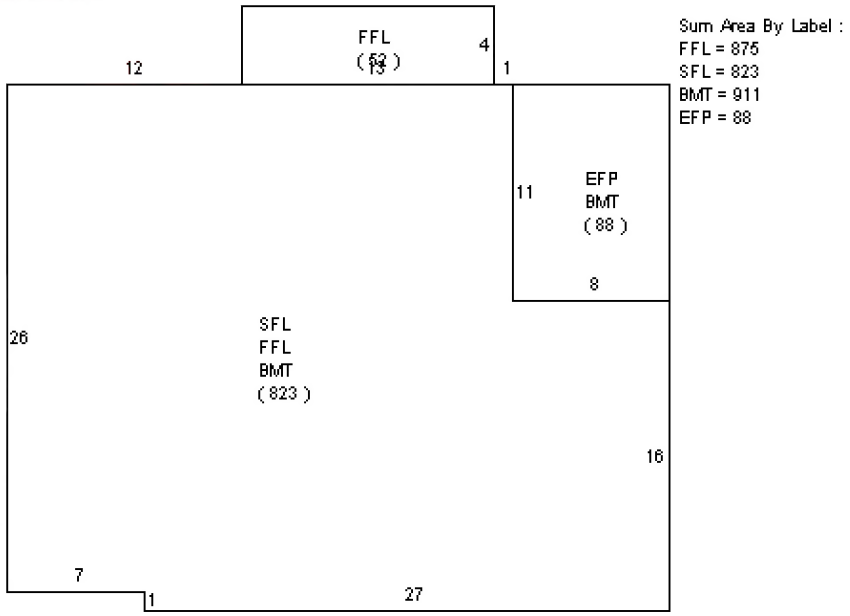
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	199.84
Special Features:	0	Val/Su Net:	135.71
Final Total:	366000	Val/Su SzAd	215.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	911	63.360	57,720
FFL	First Floor	875	181.680	158,966
SFL	Second Floor	823	181.680	149,519
EFP	Enclos Porch	88	61.710	5,431

Net Sketched Area:	2,697			Total:	371,636
Size Ad	1698	Gross Area	2697	FinArea	1926

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	